



## **“What Do You Think” Tulsa Now? June 28, 2007**

On June 28, [Pat Treadway](#) and [Theron Warlick](#) met with Tulsa Now. From [tulsanow.org](#):

*“TulsaNow's Mission is to help Tulsa become the most vibrant, diverse, sustainable and prosperous city of our size. We achieve this by focusing on the development of Tulsa's distinctive identity and economic growth around a dynamic, urban core, complemented by a constellation of livable, thriving communities.”*

*Here's what they had to say.*

### **What does Tulsa most need to achieve?**

1. City development strategy with #1 focus being sustainability
  - a. Economic sustainability
2. Improve look of civic buildings/surroundings
3. Can we disperse civic buildings so place doesn't sit empty and unutilized?
4. Downtown
  - a. Downtown is our economic anchor
  - b. Livable space is goal
  - c. Invest in downtown and inner city
  - d. Invest in near downtown neighborhoods
5. Better urban design
6. No gated communities
7. Transportation
  - a. Mass transit
  - b. BA Train – why not?
    - i. Train as a component of transportation system rail
  - c. Bike lanes

- d. Fleet vehicles should employ smart car technology
  - e. Ultra narrow vehicles
  - f. Bring back car inspections
  - g. Make all downtown streets 2-way
  - h. Pedestrians
    - i. Pedestrians are not the primary customer. Why?
8. Comprehensive strategy on “green” issues
- a. Clean & Green
  - b. Zero emission cars
  - c. Make green space/parks a part of the plan
    - i. Fund our parks
  - d. Encourage more landscaping
    - i. No enforcement
    - ii. Beef up ordinances
  - e. Incorporate tree advisory board
    - i. Select appropriate plants
    - ii. Urban forest plan
9. Plant grass on parking lots?
10. We have pollution problems but not congestion problems...YET
- a. We can get ahead of this.
11. Current zoning policy is catastrophic
- a. All structure parking should have ground floor retail
12. No retail downtown (especially in evening)
- a. Parking is difficult (need conv. structured)
  - b. Support residence
13. Bike and pedestrian trails completed and improved (both sides)
14. Parking is a central issue
- a. We’ve been too simplistic solutions for parking – need to rethink
  - b. Parking is not just for cars
    - i. Bikes
    - ii. Walkers (benches)
    - iii. Short term (5 minutes)
    - iv. Motor bikes
  - c. Limit surface parking
  - d. Businesses operating at different hours (shared parking)
  - e. Easy to use parking that makes sense
  - f. Structured parking underground too
  - g. Schools have too much parking
  - h. Fewer spaces increases walking

15. Explore charter schools for our city, greater use
16. Neighborhood schools
17. How about 1 school district for the whole metro
  - a. Or is bigger not better
  - b. Is TPS too big?
  - c. All schools need to be excellent
18. Better programs for parenting, it's hard for working parents
19. Density needs to be appropriate to specific neighborhood plans
20. Integrate social issues with economic development and land use
21. Find ways to integrate all economic classes appropriately
  - a. Foster this as an asset – granny flats, etc.
22. Economic segregation getting worse - avoid
23. Allow detached accessory building by right – NOW!
24. Small scale appropriate infill
25. The infill we're getting is gentrification, not mixed income
26. Diversity in commercial development needed
  - a. Walkable businesses
27. Complete the streets website
28. Bury the power lines
  - a. Example: Springfield, MO
29. Electric grid (National and local)
  - a. What can Tulsa do?
  - b. Solar, Wind?
30. Drop requirement for sprinklers in existing buildings by 2010
31. We're frustrated with plans that are not getting done
  - a. Fund them
  - b. Complete them
32. Develop on river/old bridges
  - a. Reuse for commerce
33. Urban husbandry: maximize limited resources
  - a. Example: flood improvements at Centennial Park
    - i. Not just flood control, but catalyst for new urban infill
34. Preservation as a principle component
  - a. Financial incentives to support
35. Planning Commission is downsizing older areas
  - a. Don't be afraid of historic densities
  - b. Must be tied to plans
36. Current zoning is vanilla large lot, suburban

37. Homeless strategy as part of new Comprehensive Plan
38. Affordable housing should be mixed in redevelopment areas
39. Health
  - a. Pay attention
  - b. Walking
  - c. Addiction/Mental are health problems too
40. Foundational component of our plan
  - a. Kids emphasis
    - i. World kid friendly
  - b. Seniors too
  - c. Walkability etc.
41. Mixed uses that blends with neighborhood
42. Avoid having blight
  - a. Insist revitalization of structures
43. No incentives to big boxes, help mom and pop shops
  - a. Mom and pops are the ones committed to Tulsa
44. Foster local businesses
45. Need more sophisticated economic development strategies
  - a. Issues like urban design, sense of place also make a difference
46. Front of building to street = form based codes
47. Tax structure
  - a. Re-look at funding streams
48. Every inch of city within viewing of home
  - a. "Eyes on the street"
49. Free WI-FI (especially downtown)
50. All city lighting should be shielded (high efficiency)
51. LEED codes/STOROS
52. Construction material recycling by City
53. Control for heavy equipment on construction sites
54. Down play use of landfills
55. Sorted landfill
56. Don't design roads by engineers – urban designers needed
57. Avoid duplicating Jenks River (all parking lot, no human scale)
58. Publicly funded elections
59. Demolish IDL
  - a. Reconnect downtown to neighborhood
60. No privatization of public infrastructure (roads/bridges)

61. River corridor zoning in harmony with neighborhood and Arkansas River corridor plan
62. Return of invested capital for
  - a. Civic projects – business like way of looking at improvements as investments – evaluate returns
  - b. Tax incentives for a historic residential restoration (like commercial programs)
  - c. Ask always – “Does it work for children?”
63. Stop building expressways
64. Stop building roads
  - a. Prioritize pedestrians and cyclists
65. Maintain/Create/Celebrate our unique identity
66. Our city is auto-centric
  - a. We must change
  - b. We’re planning for 1957 (not 2007) in terms of cars
67. Think about new technologies
68. We need to be a lot better very quickly
69. Think/Act collectively – Community focus – Collaborate
70. Design driven development
71. More TGov – coverage of all authorities and commissions
  - a. Business conducted in open
72. Re-evaluate structures in government → rethink structure
73. Tulsa success → startups that grow into Nordams, BAMAs
  - a. Same rules for everybody
  - b. Equal treatment
74. Tulsa with own planning department
  - a. Elected planning commission? Accountable
  - b. Abolish DTU/Assessment district
  - c. Re-evaluate all of these because we’re in trouble
  - d. Missions? Sunsets in certain communities?
75. Not too onerous for business
  - a. Incentives, not punishment
  - b. Streamline approvals
  - c. Rewards for following plan
  - d. Database – need open, online
76. GIS System Online
  - a. Integrate with all systems
  - b. Use common language in plan and codes
  - c. Linked to forums/discussions

- d. City's website needs to be more interactive (you tube)
  - i. Connects people with common purpose
- 77. More public meetings at better times – easily available
- 78. Permanent tax credits for Indians
- 79. Easy utilized development regulations
- 80. Less in touch with what others do
- 81. Too conservative in the resistant to change sense
- 82. We need to be creative in the way we think
  - a. Leads to innovation

### **What are Tulsa's most valuable or important assets?**

- 83. River
  - a. Plan for it's future
  - b. Protect
- 84. Diversity
  - a. Utilize as asset
  - b. Creativity
- 85. 3 Tribes in Tulsa

### **What are Tulsa's most critical issues, problems, or concerns?**

- 86. Pollution
- 87. Education
  - a. Improve TPS schools
- 88. Bad streets
  - a. Get rid of potholes
- 89. Deal with bad smells along the river
- 90. Losing identity
  - a. Could be anywhere
- 91. Strong wine/beer sales in grocery stores